

HCS HB 925 -- MOBILE AND MANUFACTURED HOMES

SPONSOR: McCaherty

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Local Government by a vote of 13 to 0. Voted "Do Pass" by the Standing Committee on Rules- Administrative Oversight by a vote of 11 to 1.

This bill requires a property owner claiming a lien on an abandoned manufactured or mobile home to post a written notice on the manufactured or mobile home for at least 30 days, in addition to the current certified mail requirement (Section 700.527, RSMo).

This bill specifies that a landlord cannot charge any additional fee not listed in the rental agreement without first giving the homeowner of a manufactured or mobile home 60 days notice. All such fees must be listed separately from the rent and, if applicable, utility fees in the monthly or period billing statement. A landlord cannot amend the manufactured or mobile home park's rules and regulations without first giving all homeowners in the park at least 60 days notice. A landlord cannot charge a fee for the enforcement of any of the manufactured or mobile home park's rules, except fees for maintenance or cleanup if the homeowner has still failed to comply with the rule 7 days after being notified of the violation (Section 700.804).

The park is responsible for the maintenance and repair of all pipes, lines, and sub-meters beyond the master-meter, and nothing in this section requires a water utility to make repairs to or perform maintenance on the submeter system. Master-meter customers must comply with the commission's residential billing standards contained in 4 CSR 240-13 or its successor rules, and must provide safe and adequate service at nondiscriminatory, just, and reasonable rates as those terms are generally applied to public utilities. Upon complaint that a master-meter customer has failed to provide safe and adequate service at nondiscriminatory, just, and reasonable rates, the complainant, the customer, and the Public Service Commission shall proceed under Sections 386.390 to 386.610, except as to the requirement in Subsection 1 of Section 386.390 that 25 consumers or purchasers sign the complaint (Section 700.806).

This bill requires a landlord to provide the homeowner at least 60 days written notice before increasing the rent of any manufactured or mobile home. Any increase must also be in compliance with the terms of the lease, if one exists, or it shall not apply until after the lease has ended (Section 700.810).

This bill gives the landlord authority to remove a car from a manufactured or mobile home park only after posting a notice on the car's windshield at least 24 hours prior to the removal (Section 700.814).

Landlords are responsible for maintaining the trees within a park, and a homeowner must get written permission from management before a tree is cut down. Landlords also are responsible for the maintenance of driveways installed by park management and homeowners are responsible for the maintenance of homeowner-installed driveways. The park management and a homeowner may agree to different terms in the lease with regard to trees and driveways (Section 700.816).

The bill only applies to rental agreements entered into, renewed, or extended after August 28, 2017.

PROPONENTS: Supporters say that this bill gives the mobile and manufactured homeowners some basic rights and protection from the predatory buy-out companies that take advantage of mobile and manufactured homeowners in states where there are no protective laws.

Testifying for the bill were Representative McCaherty; Geneice E. Davis; and Susan Kelly.

OPPONENTS: Those who oppose the bill say that they do not think this is a statewide issue and they are willing to work with the bill sponsor to discuss and address concerns.

Testifying against the bill were Missouri Association of Municipal Utilities; Missouri Rural Water Association; and the Missouri Manufactured Housing Association.